

LENDER/PURCHASER DISCLOSURE STATEMENT
(Collateral Loan)

RE 851C (Rev. 9/01)

DISCLOSURE STATEMENT SUMMARY		
AMOUNT OF COLLATERAL LOAN (see Part 3)	UNPAID PRINCIPAL BALANCE OF PLEDGED NOTE (see Part 4)	TOTAL AMOUNT OF ENCUMBRANCES SENIOR TO PLEDGED NOTE (see Part 10)
\$	\$	\$

PART 1	BROKER INFORMATION
NAME OF BROKER	REAL ESTATE ID#
BUSINESS ADDRESS	TELEPHONE NUMBER
NAME OF BROKERS REPRESENTATIVE	

PART 2	BROKER CAPACITY IN TRANSACTION
THE BROKER IDENTIFIED IN PART 1 OF THIS STATEMENT IS ACTING IN THE FOLLOWING CAPACITY IN THIS TRANSACTION: (CHECK AS APPLIES)	
<input type="checkbox"/> A. AGENT IN ARRANGING A COLLATERAL LOAN ON BEHALF OF ANOTHER	Note: Collateral loans are not permitted in multi-lender transactions.
<input type="checkbox"/> B. PRINCIPAL AS A BORROWER OF FUNDS FROM WHICH BROKER WILL DIRECTLY OR INDIRECTLY BENEFIT OTHER THAN THROUGH THE RECEIPT OF COMMISSIONS, FEES AND COSTS AND EXPENSES AS PROVIDED BY LAW FOR SERVICES AS AN AGENT.	
<input type="checkbox"/> C. FUNDING A PORTION OF THIS LOAN.	
IF MORE THAN ONE CAPACITY HAS BEEN CHECKED PROVIDE EXPLANATION HERE.	

IF "B" HAS BEEN CHECKED, THE BROKER INTENDS TO USE FUNDS FROM THE LENDER/PURCHASER IN THIS TRANSACTION FOR:

PART 3	INFORMATION ABOUT THIS COLLATERAL LOAN		
TERM OF NOTE	PRINCIPAL AMOUNT	INTEREST RATE % <input type="checkbox"/> VARIABLE <input type="checkbox"/> FIXED	THE ASSIGNMENT OF THE PLEDGED DEED OF TRUST WILL BE RECORDED.
(CHECK ONE) <input type="checkbox"/> AMORTIZED <input type="checkbox"/> PARTIALLY AMORTIZED	<input type="checkbox"/> INTEREST ONLY <input type="checkbox"/>	PAYMENT FREQUENCY <input type="checkbox"/> MONTHLY <input type="checkbox"/> <input type="checkbox"/> WEEKLY	
PERIODIC PAYMENT DUE DATE	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT OF BALLOON PAYMENT	AMOUNT OF PERIODIC PAYMENT DUE DATE OF BALLOON PAYMENT

PART 4	INFORMATION ABOUT THE PLEDGED NOTE AND TRUST DEED		
SOURCE OF INFORMATION	NAME OF EXISTING NOTE OWNER		
			UNPAID PRINCIPAL BALANCE \$
PRIORITY OF THIS NOTE (1ST, 2ND, ETC.)	MATURITY DATE	(CHECK ONE) <input type="checkbox"/> AMORTIZED <input type="checkbox"/> INTEREST ONLY <input type="checkbox"/> PARTIALLY AMORTIZED <input type="checkbox"/>	
ORIGINAL PRINCIPAL	DATE OF NOTE	INTEREST RATE % <input type="checkbox"/> VARIABLE <input type="checkbox"/> FIXED	INTEREST PAID TO DATE
AMOUNT OF PAYMENT	PAYMENT DUE DATE	PAYMENT FREQUENCY <input type="checkbox"/> MONTHLY <input type="checkbox"/> WEEKLY <input type="checkbox"/>	
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT OF BALLOON PAYMENT \$	THE PLEDGED TRUST DEED WAS RECORDED. <input type="checkbox"/> YES <input type="checkbox"/> NO	

Balloon Payment — A balloon payment is any installment payment (usually the payment due at maturity) which is greater than twice the amount of the smallest installment payment under the terms of the promissory note or sales contract.

The borrower may have to obtain a new loan or sell the property to make the balloon payment. If the effort is not successful it may be necessary for the holder of the note to foreclose on the property as a means of collecting the amount owed.

- A. OVER THE LAST 12 MONTHS WERE ANY PAYMENTS MORE THAN 60 DAYS LATE? ☐ YES ☐ NO
- B. IF YES, HOW MANY? _____
- C. HAVE THE DELINQUENCIES BEEN CURED? ☐ YES ☐ NO
- D. IF NO, WHAT IS THE AMOUNT REQUIRED TO BRING CURRENT? \$ _____

PART 5**SERVICING ARRANGEMENTS — PLEDGED NOTE AND TRUST DEED**

If the pledged note and trust deed is being serviced by a real estate broker you must be notified with ten (10) days if the broker makes any advances on senior encumbrances to protect the security of your note. Depending on the terms and conditions of the servicing contract, you may be obligated to repay any advances made by the broker. The broker may not guarantee or imply to guarantee, or advance any payments to you unless a real property securities permit is obtained from the Department of Real Estate and you have received a copy.

CHECK APPROPRIATE STATEMENTS

- ☐ THERE ARE NO SERVICING ARRANGEMENTS
- ☐ ANOTHER PERSON WILL SERVICE THE LOAN

- ☐ BROKER IS THE SERVICING AGENT
- ☐ COPY OF THE SERVICING CONTRACT IS ATTACHED

IF BROKER IS NOT SERVICING AGENT, WHAT IS THE RELATIONSHIP BETWEEN THE BROKER AND SERVICER?

COST TO LENDER FOR SERVICING ARRANGEMENTS (EXPRESS AS DOLLAR AMOUNT OR PERCENTAGE)

PER ☐ MONTH ☐ YEAR PAYABLE ☐ MONTHLY ☐ ANNUALLY

NAME OF AUTHORIZED SERVICER, IF ANY

BUSINESS ADDRESS

TELEPHONE NUMBER

PART 6**SERVICING ARRANGEMENTS — COLLATERAL NOTE**

CHECK APPROPRIATE STATEMENTS

- ☐ THERE ARE NO SERVICING ARRANGEMENTS
- ☐ ANOTHER PERSON WILL SERVICE THE LOAN

- ☐ BROKER IS THE SERVICING AGENT
- ☐ COPY OF THE SERVICING CONTRACT IS ATTACHED

IF BROKER IS NOT SERVICING AGENT, WHAT IS THE RELATIONSHIP BETWEEN THE BROKER AND SERVICER?

COST TO LENDER FOR SERVICING ARRANGEMENTS (EXPRESS AS DOLLAR AMOUNT OR PERCENTAGE)

PER ☐ MONTH ☐ YEAR PAYABLE ☐ MONTHLY ☐ ANNUALLY

NAME OF AUTHORIZED SERVICER, IF ANY

BUSINESS ADDRESS

TELEPHONE NUMBER

PART 7**COLLATERAL BORROWER INFORMATION**

SOURCE OF INFORMATION

☐ BORROWER☐ BROKER INQUIRY☐ OTHER (DESCRIBE)

NAME		CO-BORROWER'S NAME	
RESIDENCE ADDRESS		CO-BORROWER'S RESIDENCE ADDRESS	
OCCUPATION OR PROFESSION		CO-BORROWER'S OCCUPATION OR PROFESSION	
CURRENT EMPLOYER		CO-BORROWER'S CURRENT EMPLOYER	
HOW LONG EMPLOYED?	AGE	HOW LONG EMPLOYED?	CO-BORROWER'S AGE

SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT	CO-BORROWER SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT
GROSS SALARY	\$	GROSS SALARY	\$
OTHER INCOME INCLUDING: INTEREST	\$	OTHER INCOME INCLUDING: INTEREST	\$
DIVIDENDS	\$	DIVIDENDS	\$
GROSS RENTAL INCOME	\$	GROSS RENTAL INCOME	\$
MISCELLANEOUS INCOME	\$	MISCELLANEOUS INCOME	\$
PLEDGED NOTE PAYMENT	\$	PLEDGED NOTE PAYMENT	\$

TOTAL EXPENSES OF ALL BORROWER'S (DO NOT COMPLETE IF BORROWER IS A CORPORATION)

PAYMENT OF LOAN BEING OBTAINED	\$	SPOUSAL/CHILD SUPPORT	\$
RENT	\$	INSURANCE	\$
CHARGE ACCOUNT/CREDIT CARDS	\$	VEHICLE LOAN(S)	\$
MORTGAGE PAYMENTS (INCLUDE TAXES AND PROPERTY INSURANCE)	\$	OTHER (FEDERAL & STATE INCOME TAXES, ETC.)	\$
TOTAL MONTHLY GROSS INCOME OF BORROWER(S)	\$	TOTAL MONTHLY EXPENSES OF BORROWER(S)	\$

THE BORROWER HAS FILED FOR BANKRUPTCY IN THE PAST 12 MONTHS. ☐ YES ☐ NOIF YES, THE BANKRUPTCY HAS BEEN DISCHARGED OR DISMISSED. ☐ YES ☐ NO

THE FOLLOWING STATEMENTS ONLY APPLY IF THE BORROWER IS A CORPORATION, PARTNERSHIP OR SOME OTHER FORM OF OPERATING BUSINESS ENTITY.

COPIES OF A BALANCE SHEET OF THE ENTITY AND INCOME STATEMENT COVERING THE INDICATED PERIOD HAVE BEEN SUPPLIED BY THE BORROWER AND ARE ATTACHED. IF NO, EXPLAIN ON ADDENDUM. ☐ YES ☐ NO

IF YES, DATE OF BALANCE SHEET.

INCOME STATEMENT PERIOD (FROM-TO)

FINANCIAL STATEMENTS HAVE BEEN AUDITED BY CPA OR PA. ☐ YES ☐ NOADDITIONAL INFORMATION IS INCLUDED ON AN ATTACHED ADDENDUM. ☐ YES ☐ NO

PART 8**TRUSTOR/OBLIGOR INFORMATION ON PLEDGED NOTE (as known to broker)**

SOURCE OF INFORMATION

☐ TRUSTOR ☐ BROKER INQUIRY ☐ COLLATERAL BORROWER ☐ OTHER (describe)

NAME		CO-TRUSTOR'S NAME	
RESIDENCE ADDRESS		CO-TRUSTOR'S RESIDENCE ADDRESS	
OCCUPATION OR PROFESSION		CO-TRUSTOR'S OCCUPATION OR PROFESSION	
CURRENT EMPLOYER		CO-TRUSTOR'S CURRENT EMPLOYER	
HOW LONG EMPLOYED?	AGE	HOW LONG EMPLOYED?	CO-TRUSTOR'S AGE

SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT	CO-TRUSTOR SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT
GROSS SALARY	\$	GROSS SALARY	\$
OTHER INCOME INCLUDING:		OTHER INCOME INCLUDING:	
INTEREST	\$	INTEREST	\$
DIVIDENDS	\$	DIVIDENDS	\$
GROSS RENTAL INCOME	\$	GROSS RENTAL INCOME	\$
MISCELLANEOUS INCOME	\$	MISCELLANEOUS INCOME	\$

TOTAL EXPENSES OF ALL TRUSTOR'S (DO NOT COMPLETE IF TRUSTOR IS A CORPORATION)

PAYMENT OF LOAN BEING OBTAINED	\$	SPOUSAL/CHILD SUPPORT	\$
RENT	\$	INSURANCE	\$
CHARGE ACCOUNT/CREDIT CARDS	\$	VEHICLE LOAN(S)	\$
MORTGAGE PAYMENTS (INCLUDE TAXES AND PROPERTY INSURANCE)	\$	OTHER (FEDERAL & STATE INCOME TAXES, ETC.)	\$
TOTAL MONTHLY GROSS INCOME OF TRUSTOR(S)	\$	TOTAL MONTHLY EXPENSES OF TRUSTOR(S)	\$

THE TRUSTOR OF THE PLEDGED NOTE HAS FILED FOR BANKRUPTCY IN THE PAST 12 MONTHS..... ☐ YES ☐ NO
☐ UNKNOWN

IF YES, THE BANKRUPTCY HAS BEEN DISCHARGED OR DISMISSED. ☐ YES ☐ NO

THE FOLLOWING STATEMENTS ONLY APPLY IF THE TRUSTOR IS A CORPORATION, PARTNERSHIP OR SOME OTHER FORM OF OPERATING BUSINESS ENTITY.

COPIES OF A BALANCE SHEET OF THE ENTITY AND INCOME STATEMENT COVERING THE INDICATED PERIOD HAVE BEEN SUPPLIED BY THE TRUSTOR /OBLIGOR AND ARE ATTACHED. IF NO, EXPLAIN ON ADDENDUM. ☐ YES ☐ NO

IF YES, DATE OF BALANCE SHEET.

INCOME STATEMENT PERIOD (FROM-TO)

FINANCIAL STATEMENTS HAVE BEEN AUDITED BY CPA OR PA. ☐ YES ☐ NO

ADDITIONAL INFORMATION IS INCLUDED ON AN ATTACHED ADDENDUM. ☐ YES ☐ NO

PART 9**APPRAISAL/PROPERTY INFORMATION** (if known to broker)

Identification of property which is security for pledged note. (If no street address, the assessor's parcel number or legal description and a means for locating the property is attached.)

Estimate of fair market is to be determined by an independent appraisal, copy of which must be provided to you prior to you obligating funds to make the loan. Note: You may waive the requirement of an independent appraisal, in writing, on a case by case basis, in which case the broker must provide a written estimate of fair market value. The broker must provide you, the investor, with the objective data upon which the broker's estimate is based.

STREET ADDRESS		OWNER OCCUPIED <input type="checkbox"/> NO <input type="checkbox"/> YES	
ANNUAL PROPERTY TAXES \$ <input type="checkbox"/> ACTUAL <input type="checkbox"/> ESTIMATED		ARE TAXES DELINQUENT? <input type="checkbox"/> NO <input type="checkbox"/> YES	
SOURCE OF TAX INFORMATION		IF YES, AMT. REQUIRED TO BRING CURRENT \$	
BROKER'S ESTIMATE OF FAIR MARKET VALUE \$		If the broker is basing his estimate of fair market value on an appraisal, the appraisal information is shown below.	
FAIR MARKET VALUE (ACCORDING TO APPRAISER) \$		DATE OF APPRAISAL	
NAME OF APPRAISER (IF KNOWN TO BROKER)		PAST AND/OR CURRENT RELATIONSHIP OF APPRAISER TO BROKER (EMPLOYEE, AGENT, INDEPENDENT CONTRACTOR, ETC.)	
ADDRESS OF APPRAISER			
DESCRIPTION OF PROPERTY/IMPROVEMENT		IS THERE ADDITIONAL SECURING PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, SEE ADDENDUM.	
AGE	SQUARE FEET	TYPE OF CONSTRUCTION	
IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE TRUSTOR /OBLIGOR:			
ESTIMATED GROSS ANNUAL INCOME \$		ESTIMATED NET ANNUAL INCOME \$	
OTHER INFORMATION KNOWN TO BROKER			

PART 10**ENCUMBRANCE INFORMATION**

INFORMATION CONCERNING SENIOR ENCUMBRANCES AGAINST THE PROPERTY AS REASONABLY AVAILABLE FROM CUSTOMARY SOURCES. (EXCLUDING THE NOTE DESCRIBED IN PART 4 ON PAGE 1.)

SOURCE OF INFORMATION <input type="checkbox"/> TRUSTOR <input type="checkbox"/> BROKER INQUIRY <input type="checkbox"/> EXISTING BENEFICIARY <input type="checkbox"/> OTHER (DESCRIBE)			
ENCUMBRANCE(S) REMAINING			
PRIORITY (1ST, 2ND, ETC)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$	ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$
MONTHLY PAYMENT \$	MATURITY DATE	MONTHLY PAYMENT \$	MATURITY DATE
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		IF YES, AMOUNT \$	
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		IF YES, AMOUNT \$	

HAS THE COLLATERAL BORROWER RECEIVED NOTICE OF DEFAULT ON ANY SENIOR ENCUMBRANCES IN THE LAST 12 MONTHS?

☐ YES ☐ NO

IF YES, HAS DEFAULT BEEN CURED?

☐ YES ☐ NO

ARE THERE ADDITIONAL REMAINING SENIOR ENCUMBRANCES?

☐ YES ☐ NO

IF YES, THEY ARE SET FORTH IN AN ATTACHMENT TO THIS STATEMENT.


IS THE BROKER AWARE OF ANY JUNIOR ENCUMBRANCES?

☐ YES ☐ NO

IF YES, THEY ARE SET FORTH IN AN ATTACHMENT TO THIS STATEMENT.


BROKER VERIFICATION

The information in this statement and in the attachments hereto is true and correct to the best of my knowledge and belief.

SIGNATURE OF BROKER OR DESIGNATED REPRESENTATIVE	BROKER/CORPORATION LICENSE ID#	DATE
		

ACKNOWLEDGMENT OF RECEIPT

The prospective lender/purchaser acknowledges receipt of a copy of this statement signed by or on behalf of the broker.

SIGNATURE OF PROSPECTIVE LENDER/PURCHASER	DATE
	

**The DRE licensing information telephone
number is (916) 227-0931.**
